

# MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

**TUESDAY, APRIL 23, 2019 AT 10:00 AM**  
**COUNCIL CHAMBERS, City Hall**

2019 APR 16 AM 11:42

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## **Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda  
Appear in Numerical Order  
According to Ward

**NO. A-8471 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT # O2019-1473**

**Common Address:** 3017 S Wells Street; 3018-3020 S Wells Street

**Applicant:** Alderman Patrick Thompson

**Change Request:** RS3 Single Unit (Detached House) District to M1-1 Limited Manufacturing/ Business Park District

**NO. A-8454 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT # O2018-9469**

**Common Address:** 1652 N Monticello Avenue

**Applicant:** Alderman Roberto Maldonado

**Change Request:** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

**NO. A-8464 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT # O2018-9500**

**Common Address:** 1616 N St. Louis Ave

**Applicant:** Alderman Roberto Maldonado

**Change Request:** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

**NO. A-8465 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT # O2018-9447**

**Common Address:** 1736-38 N St. Louis Ave

**Applicant:** Alderman Roberto Maldonado

**Change Request:** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

**NO. A-8466 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT # O2018-9483**

**Common Address:** 3707-3709 W Wabansia Ave

**Applicant:** Alderman Roberto Maldonado

**Change Request:** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

**NO. A-8467 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT # O2018-9458**

**Common Address:** 1318-1322 N Western Ave

**Applicant:** Alderman Roberto Maldonado

**Change Request:** C1-3 Neighborhood Commercial District to RS1 Residential Single Unit (Detached House) District

**NO. A-8474 (34<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT # O2019-1476**

**Common Address:** 1126 W 99<sup>th</sup> St

**Applicant:** Alderman Carrie Austin

**Change Request:** RS2 Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

**NO. A-8475 (35<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT # O2019-1478**

**Common Address:** 2221 N Kimball Ave

**Applicant:** Alderman Carlos Ramirez-Rosa

**Change Request:** RS3 Single Unit (Detached House) District to RS2 Single-Unit (Detached House) District

**NO. 19957 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #O2019-1346**

**Common Address:** 3601-11 W Cortland St/ 1844-56 N Central Park Ave

**Applicant:** Guardian Bucktown LLC

**Owner:** Teen Challenge Illinois, an IL not for profit

**Attorney:** Rolando Acosta

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5 Residential Multi Unit District

**Purpose:** The subject property measures 16,892 square feet and is currently improved with a four-story transitional residence building. The Applicant proposes to convert the existing building to a residential building with thirty-five dwelling units and thirty-five parking spaces. There will be no change to the existing height of the building (70 feet).

**NO. 19958-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1347**

**Common Address:** 1838-44 N Western Ave

**Applicant:** Guardian Properties, LLC

**Owner:** Oden Properties, LLC

**Attorney:** Rolando Acosta

**Change Request:** B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The subject property contains 6,558 sq.ft. of land, and is improved with a vacant one story commercial building. The Applicant proposes to rezone the property to modify the existing Type 1 to construct a new 6 story mixed use building with approx. 2,551 square feet of ground floor commercial space, 32 dwelling units, 32 bicycle spaces, and 5 automobile spaces pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance. The proposed height of the building will be 69 feet.

**NO. 19959 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1348**

**Common Address:** 1512 N Maplewood Ave

**Applicant:** 1512 Maplewood LLC

**Owner:** 1512 Maplewood LLC

**Attorney:** Rolando Acosta

**Change Request:** RS3 Single Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The property measures 3,024 square feet and is currently improved with a two-story single family home and detached garage. The Applicant proposes to rezone the property to construct a new three-story residential building with three residential dwelling units and detached three car garage. The proposed height of the building will be 37'-9".

**NO. 19967 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1352**

**Common Address:** 2940 W Lyndale St

**Applicant:** Igor Petrushchak

**Owner:** Igor Petrushchak

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** To build a rear addition to the existing building and to establish one additional dwelling unit within the existing residential building (basement) for a total of 3 dwelling units at the property; no commercial space; 3 parking spaces; existing 2 story / height within max of 38 feet.

**NO. 19968 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1353**

**Common Address:** 1474 W Ohio St

**Applicant:** 1474 Ohio LLC

**Owner:** Alex and Rita Carineo

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height: 38 feet

**NO. 19969 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1354**

**Common Address:** 1511 W Erie Street

**Applicant:** Globalinvest Inc.

**Owner:** James F. and Joanne M. Rossman as co-trustees of the Rossman Family 2016 Trust

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 38'

**NO. 19970-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1355**

**Common Address:** 1815-21 N California Ave

**Applicant:** 1815-21 N California LLC

**Owner:** 1815-21 N California LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** B3-1Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To build a new 4 story, 20 dwelling unit residential building; 20 parking spaces; no commercial space; height 47 feet 2 inches

**NO. 19973 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1358**

**Common Address:** 1330 N Wicker Park Ave

**Applicant:** 1330-34 N Wicker Park LLC

**Owner:** 1330-34 N Wicker Park LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant is seeking a zoning change to permit a proposed four-story (with basement), three (3) unit residential building, at the subject property. The proposed building will be 46 feet-10 inches in height. Onsite surface parking for three (3) cars will be provided, at the rear of the subject site.

**NO. 19991 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1377**

**Common Address:** 1330 N Leavitt St

**Applicant:** Proco Joe Moreno

**Owner:** Proco Joe Moreno

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** The subject property is presently improved with a two-story (with basement) single-family residence, which such residence was previously deconverted from two (2) dwelling units to one (1) dwelling unit. The Applicant is seeking a zoning change in order to reestablish two (2) dwelling units, within the existing two-story (with basement) residential building (i.e. to convert the existing single-family residence back into a two-flat). The physical footprint and envelope of the existing building will remain unchanged. All proposed renovation work will be to the interior of the building. There is and will remain, onsite parking for two (2) vehicles, within a detached garage, at the rear of the site. The existing building is and will remain, masonry in construction and measures less than 35 feet-0 inches in height.

**NO. 19977-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1380**

**Common Address:** 1530-1534 N Halsted St

**Applicant:** Derrig Halsted LLC

**Owner:** Derrig Halsted LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C3-5 Commercial, Manufacturing and Employment District to B3-5 Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the rehabilitation and expansion of the existing one-story retail/commercial building. Part of the rehabilitation plan calls for the erection of a new three-story vertical addition - above the existing one-story building. The Floor of the newly expanded building, which presently contains two retail/commercial 'storefronts' - that can be combined into a single unit (1,640 square feet), will remain unchanged. The new proposed three-story addition will contain a total of twelve (12) dwelling (residential) units - four (4) units, each, on the 2<sup>nd</sup> thru 4<sup>th</sup> Floors. There will be a roof deck, located above the new 4<sup>th</sup> Floor, which will be for the exclusive use and enjoyment of the residential tenants of the building. The subject property is located within 1,320 linear feet of the entrance to the North Avenue CTA ('Red Line') Station, and - therefore, the redevelopment plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be surface parking for a total of six (6) vehicles, located onsite - at the rear of the building. The existing building, with the proposed three-story addition, will be masonry, glass and steel in construction and will measure 61 feet-4 inches in height.

**NO. 19971 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1356**

**Common Address:** 3322-34 S Prairie Ave

**Applicant:** Eco Development, Inc.

**Owner:** Illinois Institute of Technology

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant is seeking a zoning change to permit a two-story townhome building, with six (6) units and detached two-car parking garages, at the rear of the subject property. Each townhome unit will be 35 feet in height.

**NO. 19974-T1 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1359**

**Common Address:** 4901-4959 S Indiana Ave; 200-208 E 50<sup>th</sup> St; 201-233 E 49<sup>th</sup> St and 4900-4926 S Prairie Ave

**Applicant:** Washington Park Development Group LLC

**Owner:** Washington Park Development Group LLC

**Attorney:** Carol Stubblefield

**Change Request:** RM5 Residential Multi Unit District to B3-2 Community Shopping District

**Purpose:** Applicant proposes to renovate and reuse existing, vacant buildings for commercial purposes including office and communication service establishment and specifically music studios, audio and video editing suites. Existing Principal Building height: 33'-4" and Annex Building height: 14'-0". Principal Bldg. SF: approx. 60,000 SF and Annex: approx. 8,454 SF. Applicant will seek to reduce required parking under Section 17-10-0102-B, paragraph 2 (Transit-Served Location).

**NO. 19951-T1 (4<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1340**

**Common Address:** 4644-4658 S Drexel Blvd.

**Applicant:** Chicago IL (4644-4658 S Drexel) LLC

**Owner:** 4646 Drexel LLC

**Attorney:** Meg George

**Change Request:** RM5 Residential Multi Unit District to B1-1 Neighborhood Shopping District

**Purpose:** Propose to convert existing building into a physical fitness center. Building is approximately 12,000 SF and approximately 14 feet in height. There will be 83 parking spaces in the lot on the premises. There will be no dwelling units in this building.

**NO. 19952 (6<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1341**

**Common Address:** 6506 S Green St

**Applicant:** Erice Smith, Clariece Smith and Vernon Smith

**Owner:** Erice Smith, Clariece Smith and Vernon Smith

**Attorney:** Erice Smith

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The proposed use of the property will be 4 dwelling units and 4 off street parking spaces in the existing 2 story with basement, brick building. The 4th dwelling will be established in the existing basement area. No addition to the exterior of the building. There will be no commercial use of the building.

**NO. 19985 (16<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1389**

**Common Address:** 5900-5958 S Halsted St, 801-811 W 59th St and 800-810 W 60th St

**Applicant:** Englewood Phase I, LLC

**Owner:** City of Chicago

**Attorney:** Scott Borstein

**Change Request:** B2-2 Neighborhood Mixed Use District to a Residential Planned Development

**Purpose:** Applicant intends to develop 32 new affordable market rate homes with 44 parking spaces in a three-story structure.

**NO. 19986 (16<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1390**

**Common Address:** 6048-6058 S Halsted, 800-810 W 61st St, 801-811 W 61st St and 6100-6136 S Halsted St

**Applicant:** Englewood Phase I, LLC

**Owner:** Englewood Phase I, City of Chicago

**Attorney:** Scott Borstein

**Change Request:** B2-2 Neighborhood Mixed Use District to a Residential Planned Development

**Purpose:** Applicant intends to develop 48 new affordable and market rate homes and ground floor commercial space with 49 parking spaces in a four story structure

**NO. 19972 (18<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1357**

**Common Address:** 3848 W 79<sup>th</sup> St

**Applicant:** Isaias Rivas and Isaias Rivas Jr.

**Owner:** Isaias Rivas and Isaias Rivas Jr.

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning change to permit a proposed two-story, mixed-use building, with retail at grade and one (1) residential unit above. The proposed building will be 23 feet-3.5 inches in height. Onsite surface parking for one (1) car\_ will be provided, at the rear of the subject site.

**NO. 19983 (19<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1375**

**Common Address:** 10801-10159 S Homan Ave, 3333-3359 W 108th St, 10800-10858 S Christiana Ave and 3332-3358 W 109th St

**Applicant:** Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago

**Owner:** Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago

**Attorney:** Scott Borstein

**Change Request:** RS2 Single-Unit (Detached House) District to an Institutional Planned Development

**Purpose:** The property use will not change. The Board of Education intends to retain an existing modular classroom at the site which will necessitate an increase of FAR and the elimination of the on-site parking lot

**NO. 19953 (20<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1342**

**Common Address:** 4953-57 S Halsted St; 746-756 W 50<sup>th</sup> St

**Applicant:** Sofia Khalil

**Owner:** Sofia Khalil

**Attorney:** Storm Saponaro

**Change Request:** C1-2 Neighborhood Commercial District to C2-2 Motor Vehicle Related District

**Purpose:** Vehicle storage and towing, with outdoor storage of vehicles. No changes to existing sit e plan or structures. There are 9 accessory parking spaces and approximately 858.55 square feet of commercial space in the 1-story building.

**NO. 19956 (20<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1345**

**Common Address:** 6011, 6013 S State Street

**Applicant:** Benedict Okocha Living trust dated 10-1-13

**Owner:** Benedict Okocha Living trust dated 10-1-13

**Attorney:** Michael Mazek

**Change Request:** B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To establish 8 efficiency units and provide a minimum of one parking space (or such other number of spaces the city may require) and to provide additional ingress and egress for site. There will be no commercial space on site. The height of the existing building will remain at approximately 15 feet.

**NO. 19963-T1 (21<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1372**

**Common Address:** 9101-9109 S Beverly Ave

**Applicant:** CMHDC Properties LLC

**Owner:** CMHDC Properties LLC

**Attorney:** Steve Friedland, Applegate & Thorne-Thomsen

**Change Request:** B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The subject property is improved with a 3-story mixed-use building with 30 dwelling units and approximately 5,385 square feet of commercial space. The rezoning will permit the building to contain 7 additional dwelling units for a total of 37 dwelling units in the building and zero square feet of commercial space. There will be zero parking spaces. Building height will not change.

**NO. 19981 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1384**

**Common Address:** 4207-4257 W 35<sup>th</sup> Place

**Applicant:** The Peoples Gas Light and Coke Company

**Owner:** The Peoples Gas Light and Coke Company

**Attorney:** Dentons US LLP c/o John Lawlor, Esq

**Change Request:** M2-1 Light Industry District to M3-1 Heavy Industry District and M3-1 Heavy Industry District to Business Planned Development No. 1425, as amended

**Purpose:** Applicant plans to build a new one-story field Logistics Center. The new Logistics Center will be approximately 100,000 square feet and one-story high. There will be on-site parking for a minimum of 130 vehicles in the Logistics Center and approximately 220,000 square feet open yard area in the Logistics Center for outdoor storage and pipe bundle storage space.

**NO. 19966-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1351**

**Common Address:** 2001 W 21<sup>st</sup> Pl, 2134-44 S Damen Ave

**Applicant:** Rafael Mendiola

**Owner:** Rafael Mendiola

**Attorney:** Schain, Banks, Kenny & Schwartz

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-3 Neighborhood Shopping District

**Purpose:** After rezoning, the front building will remain 3 dwelling units and 1,048 sf of commercial space on the ground floor. The rear building will remain two dwelling units with no commercial space. There will be no changes made to the existing buildings.

**NO. 19988 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1406**

**Common Address:** 101-213 W Roosevelt Road; 1200-1558 S Clark St

**Applicant:** Roosevelt/ Clark Partners LLC

**Owner:** Roosevelt/ Clark Partners LLC

**Attorney:** DLA Piper

**Change Request:** Waterway Residential Business Planned Development No. 1434 to Waterway Residential Business Planned Development No. 1434, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from the Waterway Residential-Business Planned Development 1434 to Waterway Residential-Business Planned Development 1434. Amended to add Major Utilities and Services as a permitted use in order to accommodate the location of a new CTA transit station on the subject property.

**NO. 19979-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1382**

**Common Address:** 1038-1046 N Spaulding Ave

**Applicant:** Chicago Title Land Trust No. 8002371766, dated June 30, 2016

**Owner:** Chicago Title Land Trust No. 8002371766, dated June 30, 2016

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

**Purpose:** The subject property consists of four contiguous lots of record. The site, in its entirety, is presently improved with a three-story (with basement) multi-unit residential building. Original construction of the existing building dates back more than fifty (50) years. The southern-most portion of the site is presently vacant and unimproved. The existing building presently contains a total of fourteen (14) dwelling units, and - therefore, nonconforming, under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing building. Part of the rehabilitation plan calls for the establishment of an additional two (2) dwelling units - within the building, for a total of sixteen (16) dwelling units - at the subject site. All of the proposed rehabilitation work will be to the existing facades and/or to the interior of the existing building. The rehabilitation plan does NOT call for the physical expansion of the existing building. The zoning change is required in order to bring the existing non-conforming building into compliance, under the current Zoning Ordinance, and to permit the establishment of the additional two (2) dwelling units - therein. There is presently zero (0) designated onsite vehicular parking spaces, at the property. The rehabilitation plan calls for the provision of onsite parking for at least six (6) vehicles. The existing building is masonry in construction and measures 39 feet-2 inches in height.

**NO. 19990 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1376**

**Common Address:** 2122 N Springfield Ave

**Applicant:** 2122 Springfield LLC

**Owner:** 2122 Springfield LLC

**Attorney:** Amy Degnan

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The existing building contains 4 dwelling units. There are no plans to change the existing footprint or height of the building. The Owner plans to add a dwelling unit to the basement of the converting it to 5 dwelling units. There are 5 parking spaces on the property.

**NO. 19950 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1378**

**Common Address:** 3110-3116 W Lake St

**Applicant:** Monica Heneo

**Owner:** Monica Heneo/ Mireya Hurtado

**Attorney:**

**Change Request:** M1-3 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed Use District

**Purpose:** Property use will be: 2 dwelling units (1) unit at ground level of 2,054 sq.ft. (1) Unit at 2<sup>nd</sup> floor of 921 sq.ft. (1) Office space of 1,041 sq.ft. with (4) off street parking spaces. Building height 34'. No alteration of building foot print or height

**NO. 19962 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1371**

**Common Address:** 1123 W Washington St

**Applicant:** 1123 W Washington Condominium Association

**Owner:** 1123 W Washington Condominium Association

**Attorney:** Ed Kus

**Change Request:** DX-3 Downtown Mixed-Use District to DX-5 Downtown Mixed Use District

**Purpose:** The building will contain offices and consist of approximately 25,240 square feet upon completion of the two-story addition. There is no parking on-site (0 spaces required). The height of the building will be approximately 85 feet.

**NO. 19964-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1373**

**Common Address:** 1100-1110 W Fulton Market

**Applicant:** 1100 W Fulton Partners LLC

**Owner:** 1108 W Fulton Market Partners LLC

**Attorney:** Meg George

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

**Purpose:** Propose to renovate the existing building and add an addition to create a 5 story building approximately 63' in height with 12,600 SF of retail space and 30,200 SF of office space. There will be no dwelling units or on-site parking.

**NO. 19976 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1379**

**Common Address:** 1133-1155 W Fulton Market

**Applicant:** DCP 7 LLC

**Owner:** DCP 7 LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the rehabilitation and expansion of the two (2) existing three-story conjoined buildings, which buildings are presently non-conforming under the current Zoning Ordinance. The proposed change in zoning, therefore, will also cure the non-conforming conditions, at the property. Part of the rehabilitation proposal calls for the erection of a new one-story (vertical") addition - above the existing 3<sup>rd</sup> Floor. The rehabilitation plan also calls for the establishment of 'office suites', within the western portion of the existing conjoined buildings on the 1<sup>st</sup> -3<sup>rd</sup> Floors, while the eastern portion of the 1<sup>st</sup> thru 3<sup>rd</sup> Floors will be dedicated to 'retail' use. The proposed one-story addition will contain a single office suite, with a private outdoor terrace - which will wrap around the front and sides of the space. No 'residential uses' are proposed or intended. Toward this same end, there is, and will remain, no off-street vehicular parking, at the site. The existing building, with proposed 4<sup>th</sup> Floor addition, is and will be masonry, glass and steel in construction and will measure 60 feet-0 inches in height.

**NO. 19978-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1381**

**Common Address:** 213-221 N Racine Ave

**Applicant:** DCP 7 LLC

**Owner:** DCP 7 LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new six-story office building, at the subject site. The existing three-story (non-conforming) mixed-use building will be razed. The new proposed building will feature a lobby - at grade level, as well as interior (garage) parking for thirty one (31) vehicles and a room for bicycle storage. The 2<sup>nd</sup> thru 6<sup>th</sup> Floors will contain leasable office suites. The new proposed building will also feature a roof deck, for the exclusive and private use of the respective tenants, which will be accessible via an elevator, contained within a small enclosure. The new proposed building will be masonry, steel and glass in construction and measure 78 feet-0 inches in height.

**NO. 19980 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1383**

**Common Address:** 1000 W Carroll/ 311 and 345 N Morgan

**Applicant:** 345 N Morgan LLC

**Owner:** 345 N Morgan LLC

**Attorney:** DLA Piper

**Change Request:** M2-3 Light Industry District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District and Planned Development Number 1282 to the DX-5 Mixed-Use District then to a Business Planned Development to permit the construction of one 18-story commercial building and one 18-story commercial building containing an overall FAR of 8.1, approximately 211 overall parking spaces, and accessory and incidental uses.

**NO. 19984 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1388**

**Common Address:** 1200-1234 W Randolph St; 146-162 N Racine Ave

**Applicant:** 1234 W Randolph Developer LLC

**Owner:** A New Dairy Company, 1200 Randolph LLC, and City Winery Real Estate Holdings LLC

**Attorney:** Michael Ezgur

**Change Request:** C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

**Purpose:** The Applicant proposes to retain the existing City Winery building to the east, along with all current uses, including a large music venue, restaurant, wine production facility and accessory uses. Additionally, the Applicant proposes to construct a new, twenty three-story, mixed-use building with approximately 4,500 square feet of commercial space, a rooftop bar and pool, 289 hotel keys, 4 automobile parking spaces pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance, 76 bicycle parking spaces, and two loading berths. The proposed height of the new building is 304 feet 8 inches

**NO. 19989 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1386**

**Common Address:** 601-631 W Blackhawk St, 1410-1486 N Larrabee St, 1409-1471 N Clybourn Ave and 453-1491 N Ogden Ave

**Applicant:** Near North Cabrini LLC

**Owner:** Chicago Housing Authority

**Attorney:** Carol Stubblefield

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District and Planned Development No. 1104 to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** Applicant proposes to construct a new residential and commercial retail development with approximately 550 dwelling units including mixed-income units, public housing replacement units, affordable units and market rate units; zero parking spaces; and a maximum building height of 238 feet

**NO. 19965-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1374**

**Common Address:** 2745 N Greenview Ave

**Applicant:** Avoda Construction LLC

**Owner:** Valarie Callozzo

**Attorney:** Schain, Banks, Kenny & Schwartz

**Change Request:** M2-2 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** After rezoning, the building will be 3 stories and will contain 3 dwelling units. 3 parking spaces will be provided. The proposed building will be 38 feet in height. There will be no commercial space.

**NO. 19975 (34<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1360**

**Common Address:** 11203 S Aberdeen St

**Applicant:** Sanju Sharma

**Owner:** Sanju Sharma

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS2 Single-Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** The Applicant is seeking a zoning change to permit a proposed two-story, Two (2) unit residential building (two-flat), at the subject property. The proposed building will be approximately 35 feet in height. Onsite parking for two (2) cars will be provided, at the rear of the subject site.

**NO. 19960 (35<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1349**

**Common Address:** 3801 W Montrose Ave

**Applicant:** Jerry O'Leary, Annette Ferrara, Managers Agency House LLC

**Owner:** Jerry O'Leary, Annette Ferrara, Managers Agency House LLC

**Attorney:** Daniel Rubinow

**Change Request:** B3-1Community Shopping District to B2-2 Neighborhood Mixed Use District

**Purpose:** Transform this vacant building into a 1-dwelling unit and the office of a design consulting business/professional service (i.e., a work/live unit). The residential square footage would be 2,933 and the commercial square footage would be 1,261 (or 70/30% residential/commercial). There are 3 parking spaces currently in the rear and the height, 25 feet at its highest point, would remain the same

**NO. 19954 (39<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1343**

**Common Address:** 6025 N Keystone Ave

**Applicant:** Midwest Manufacturing & Distributing, Inc

**Owner:** Midwest Manufacturing & Distributing, Inc

**Attorney:** Paul Kolpak

**Change Request:** B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** The Midwest Manufacturing and Distributing Inc specializes in creating and distributing specific metals for a variety of clientele including lighting and automotive industries, artists and farmers. The building is 12,000 Square Feet. There are 4 parking spaces. No residential dwellings. No changes to the interior or exterior will be made.

**NO. 19955-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1344**

**Common Address:** 4211 N Harding Ave

**Applicant:** Chi Partners LLC Harding Series

**Owner:** Chi Partners LLC Harding Series

**Attorney:** Paul Kolpak

**Change Request:** RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** To construct a new 2 story 4 dwelling unit frame building , no basement. The height of the building will be 24 feet 6 inches. There will be 4 parking spaces. No commercial space.

**NO. 19982 (39<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1385**

**Common Address:** 5033 N Elston Ave

**Applicant:** GBF Elston LLC

**Owner:** GBF Elston LLC

**Attorney:** DLA Piper

**Change Request:** Business Planned Development No. 29 to Business Planned Development No. 29, as amended

**Purpose:** The Applicant seeks an amendment to the PD in order to (i) add drive-through facility as a permitted use within Subarea 1 and (ii) to authorize the construction and operation of a 2,400 square foot retail building with single-lane drive-through facility.

**NO. 19987 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1391**

**Common Address:** 600 N Wabash Ave

**Applicant:** Bloomingdale's Inc

**Owner:** Bloomingdale's Inc

**Attorney:** Ed Kus

**Change Request:** Business Planned Development 768 to Business Planned Development 768, as amended

**Purpose:** There will be no change to the existing buildings. There is no parking on-site. The Medinah Temple building contains approximately 120,000 square feet of commercial space. The Medinah Temple building is approximately five-stories in height.

**NO. 19961 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1350**

**Common Address:** 1039-41 W Belmont Ave

**Applicant:** Kathmandu Properties LLC

**Owner:** Kathmandu Properties LLC

**Attorney:** Tom Moore

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The applicant seeks to construct a 4-story mixed-use building. 50.0' in height, with basement, roof deck, balconies and 3 exterior parking spaces at the rear of the property abutting the public alley. The 1<sup>st</sup> and 2<sup>nd</sup> floor will be a single commercial restaurant space, approximately 9,150 sq. ft. The 3<sup>rd</sup> floor will have 2 residential dwelling units, the 4<sup>th</sup> floor will have 1 residential dwelling unit.